



## **BURR RIDGE ZONING ORDINANCE**

### **SECTION IX OFFICE DISTRICTS**

#### **A. PURPOSE**

The Office Districts are designed to promote orderly and sound planning for those areas which are appropriate for office uses or a combination of office and hotel uses. These districts are designed to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of adjoining uses; to provide a location for certain services needed now or in the future by Village residents.

#### **B. GENERAL REQUIREMENTS**

##### **1. Building and Site Plan Approval**

Areas containing unique natural features, transition areas near to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. Therefore, due to the need to protect valued natural resources, the integrity and environment of the Village's residential neighborhoods, traffic congestion and safety conditions, and the land-use character of key intersections, the development and construction of all permitted or special uses within the Office Districts shall be subject to building and site plan review and approval as specified in Section XIII of this Ordinance. (amended by Ordinance A-834-01-12)

##### **2. Permitted Uses**

No building, structure or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than a use permitted hereinafter in the zoning district in which such building or tract of land shall be located, with the exception of the following:

- a. Uses lawfully established on the effective date of this Ordinance.
- b. Special uses as allowed in each district.

##### **3. Bulk Requirements**

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development.

##### **4. Yard Requirements**

Yard requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development.

##### **5. Landscaping**

All required yards, open space, green space or other required open areas shall be landscaped in accordance with landscaping plans approved by the Village, and thereafter shall be maintained in such a manner as to retain at least the intended standards of the initial landscaping plan and to conform to the landscaping requirements set forth in the Village's approval of a specific use.



6. **Signs**

The regulations and standards contained in the Village of Burr Ridge Sign Ordinance, Chapter 55 of the Municipal Code, shall regulate the installation and use of signs within the Office District, except as otherwise approved by the Plan Commission for a planned unit development in the O-2 District. Nothing herein shall be construed to make such sign regulations and standards a part of this Ordinance even though all uses must comply with such standards and regulations.

7. **Off-Street Parking and Loading Requirements**

Off-street parking and loading facilities shall be provided as required in Section XI of this Ordinance, except as otherwise provided herein for uses in the O-2 District.